

## **EXHIBIT A PLANNING AND ZONING COMMISSION ACTIVITIES**

- Considered and recommended approval of zoning text amendments that changed all bars and lounges, dining rooms, restaurants and/or retail specialty foods, including the incidental sale of prepared food for takeout from permitted uses to special exception uses in the C-TS, C-WA, C-OPI, C-PC and C-B Commercial Zoning Districts. The changes require all of these uses to go through the quasi-judicial hearing process for approval or denial in the Town's commercial zoning districts.

*Adopted Commission recommendation by Ordinance #12-2021*

- Considered and recommended zoning text amendments that modified existing outdoor seating by eliminating administrative approval and making outdoor seating a conditional approval of a special exception. The modifications create new outdoor café seating regulations for dining rooms in the R-D(2) high density residential district

*Adopted Commission recommendation by Ordinance #16-2021*

- Considered and recommended zoning text amendments that eliminated administrative outdoor seating in all commercial zoning districts; replaced existing outdoor seating requirements with new outdoor café seating regulations for dining rooms, restaurants and retail special foods, including the incidental sale of prepared for takeout. The new regulations created outdoor seating requirements for both public and private property within the commercial zoning districts and made outdoor café seating a conditional approval of special exception. The conditions included locational criteria, indemnification and insurance requirements, screening, furniture pedestrian clearances and aesthetic approval to ensure compatibility to the surrounding area. The changes also eliminated the ability for outdoor seating for bars, lounges and night clubs.

*Adopted Commission recommendation by Ordinance #16-2021.*

- Considered and recommended zoning text amendments that specified that a property in the R-AA, R-A, R-B, R-C, R-D(1) and R-D(2) residential zoning districts could only have one dock. The changes also limited a dock to not exceed 30% of the lot width and limited the width of a dock to 10 feet when more than 6 feet from the mean high water line or Bulkhead Line, whichever is most landward.

*Adopted Commission recommendation by Ordinances #16-2021 and Ordinance #17-2021.*

- Considered and made recommended zoning text amendments that changed the regulations for lot grade topography and drainage to limit the maximum amount of fill that can be placed on a lot and provided exceptions for first floor ramps, landings, open terraces and/or step to extend six feet into required front, street side and street rear setback and provided an exception to allow unenclosed entry ramps landings and associated steps to extend 4 feet into side and rear setback in all zoning districts.

*Adopted Commission recommendation by Ordinance #19-2021.*

- Considered proposed zoning text amendments related to one-story incentives, off-street parking and screening requirements for single-family dwellings, mechanical equipment and the definitions for building height.

*Deferred that item to the May 17, 2021 meeting and asked staff to provide more information.*